Blendon Township Planning Commission Meeting March 2, 2021

1. The meeting was called to order at 7:00 pm by Chairman Terry Huberts.

2. **Invocation** was given by Jeff Meyer

3. Roll Call: PRESENT: Terry Huberts Jason Vander Kodde

Jeff DeWind Jeff Meyer Jeff Van Eck Lyn Peters

ABSENT: Brett Huizenga (with notice)

4. Also Attending:

a. Andrew Moore - Township Planning Consultant

b. Kirk Scharphorn Jr – Township Zoning Administrator

c. Kurt Gernaat - Fire Chief

Motion to approve the agenda was made by Jeff Meyer, support by Jeff DeWind.

Motion Carried 6-0

6. Motion to approve the Planning Commission Meeting Minutes, dated February 2, 2021, with the following changes was made by Lyn Peters, support by Jeff Van Eck.

Motion Carried 6-0

- 7. Opportunity for public comment and communication of business not on the Agenda:
 - a. None
- 8. New Business:
 - a. Commissioner Terms (expiring and new):
 - The terms of Jason Vander Kodde and Jeff Van Eck will expire on March 31, 2021.
 - Jason Vander Kodde has agreed to reappointment to the commission for an additional 3-years.
 - Jeff Van Eck has decided to end his commitment of serving on the Planning Commission.
 - Sean Miller was appointed by the Board to fill the vacancy created by Jeff Van Eck.
 - Sean's term will begin on April 1, 2021 and will expire on March 31, 2024

b. Approval of the 2021-2022 Planning Commission Meeting and Submittal Date:

Motion to approve the 2021-2022 Planning Commission
 Meeting and Submittal Dates was made by Jeff DeWind, support
 by Jeff Van Eck.

c. <u>Tim Bleyenberg – Sheldon Meats – SLU Amendment</u>

- Township Planner, Andrew Moore, provided and overview of the application and highlighted the following items from his memorandum for the commission:
 - There are four options that the commission could consider, to be discussed.
 - Applicant has a SLU but has not been in compliance with the conditions for a long time.
- Chairman, Terry Huberts, opened the public hearing at 7:11 pm.
 - Applicant, Tim Bleyenberg, presented an overview of his application and plans.
 - Due to the USDA and State requirements major upgrades are needed to his facility.
 - Current building is very close to the road with limited parking.
 - Safety Issues
 - During busy times (deer processing) customers currently have to park on Port Sheldon.
 - Looking to move the building to the rear of the property.
 - Attempted to purchase additional property.
 - Joe DeZeeuw, 7391 Port Sheldon St:
 - Does not like the location of the new building.
 - Concerned how it may affect the resale value of his house.
 - Mitch Feenstra (applicant's builder):
 - Expanded on the applicant's proposal.
 - New building will look nicer, improve traffic flow, increase parking, and create drop of area for processing.
- Chairman Huberts closed the public hearing at 7:16 pm
- Commissioner Vander Kodde and Chairman Huberts asked several questions pertaining to the application, procedures, and the special land use.
- Andrew Moore outlined the four possible options that the planning commission could consider.
 - The two most viable being a conditional rezone or a use variance.
- Discussion ensued

- Zoning Administrator, Kirk Scharphorn Jr, stated his opinion and encouraged the commission to provide direction for the applicant
- Motion to refer to the ZBA and direct the applicant to submit an application for a use variance was made by Jason Vander Kodde, support by Jeff DeWind.

Motion Carried 6-0

9. Old Business:

a. None

10. Updates of Ongoing Business:

- a. Home-based Business Ordinance:
 - Resume discussion at the April Meeting
- b. Township Board Meeting Minutes:
 - Trustee and Board Liaison, Jeff Meyer, highlighted the minutes from the Board meeting.
- c. Bonds and SLU:
 - No new updates or changes

11. Opportunity for public comment and communication of business not on the Agenda:

a. None

12. Planning Commissioner Comments:

a. None

13. Correspondence for informational purposes only:

- a. Budget:
 - YTD and Proposed
 - Reviewed by the Commission
 - Discussion about when the update for the master plan

14. Upcoming Events:

a. Township Board Meeting: March 15, 2021
b. Planning Commission Meeting: April 13, 2021

• Note: April Meeting Changed to April 13, 2021 due to Spring Break

15. Adjournment:

 With no further business brought before the Planning Commission a motion was made to adjourn, at 8:04 pm, by Jeff DeWind, support by Jeff Van Eck.

Motion Carried 6-0

Recorded by Tina Vander Schuur Respectfully Submitted by Lyn Peters, Secretary